

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PHIPPS, BRADLEY W & BETSY J 661 MAIN STREET MEDFIELD MA 02052		1 Level	4 Gas	3 Unpaved		Description	Code	Assessed	Assessed
			5 Well			RESIDNTL	1010	988,400	988,400
			6 Septic			RES LAND	1010	528,300	528,300
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS A & B #DL 2 GIS ID F_959306_2729457				Plan Ref. 209/149 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 1,516,700 1,516,700			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PHIPPS, BRADLEY W & BETSY J		35017 094	03-31-2022	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
PHIPPS, ANITA L & ESTATE OF WILLIAM		31112 0043	05-25-2016	U	I	0	1F	2023	1010	179,200	2022	1010	153,000
PHIPPS, WILLIAM L & ANITA L		9691 0297	06-15-1995	U	I	20,000	A		1010	371,800		1010	315,600
PHIPPS, WILLIAM L & EGAN, GARY F & J		7720 0034	10-15-1991	U	I	1	A					1010	2,700
PHIPPS, WILLIAM L & EGAN, GARY F		5679 0311	04-15-1987	U	I	20,000	B	Total		551,000	Total		468,600
								Total			Total		407,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			WBARNS

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	889,800
Appraised Xf (B) Value (Bldg)	86,400
Appraised Ob (B) Value (Bldg)	12,200
Appraised Land Value (Bldg)	528,300
Special Land Value	0
Total Appraised Parcel Value	1,516,700
Valuation Method	C
Total Appraised Parcel Value	1,516,700

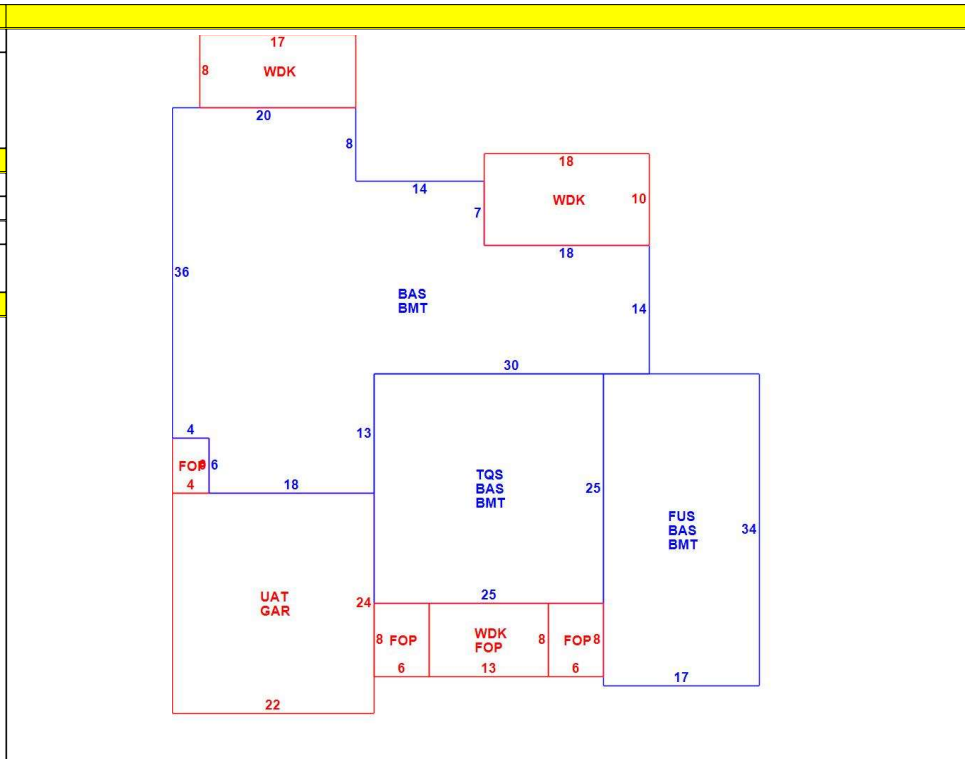
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SM-23-33	04-27-2023	834	Sheet Metal	28,700	06-30-2023	100	06-30-2023	Install new furnace and A/C sy	07-31-2023	SR	01		02	Bldg Permit Completed
BLDR-22-82	10-04-2022	824	New Cons1-2fa	700,000	06-30-2023	100	06-30-2023	Rebuild 3 bedroom residence	03-10-2023	SR	01	6	13	CALL BACK
BLDR-22-82	10-04-2022	810	Demolition	700,000	03-10-2023	100	03-10-2023	Demolition of existing 1960 3 b	05-18-2020	DM			FR	Field Review
									09-25-2019	SR	02		03	Cycl Insp Comp
									03-03-2015	JR	03		03	Cycl Insp Comp

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RF	5	0.710 AC	176,344.00	1.36104	1.0000	5	1.00	0110	3.100		1.0000	744,030.6	528,300
Total Card Land Units					0.71	AC	Parcel Total Land Area					0.71	Total Land Value			528,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	30	Cement Siding			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	08	Propane			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
			B	S
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		889,829
Year Built		2022
Effective Year Built		2019
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		0
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		100
RCNLD		889,800
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHED	Shed	L	96	18.00	2000		52		0.00	900
GAR	Attached Gara	B	528	40.00	2022		100		0.00	19,200
BMT	Basement-Unfi	B	2,591	26.01	2022		100		0.00	55,100
FOP	Open Porch-ro	B	224	55.00	2022		100		0.00	9,600
WDC	Deck comp w	L	420	28.00	2023		100		0.00	11,300
FPLG	Gas Fireplace-	B	1	2500.00	2022		100		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,591	2,591	2,591	245.27	635,487	
BMT	Basement Area	0	2,591	0	0.00	0	
FOP	Open Porch	0	224	0	0.00	0	
FUS	Upper Story	578	578	578	245.27	141,764	
GAR	Attached Garage	0	528	0	0.00	0	
TQS	Three Quarter Story	406	625	406	159.33	99,578	
UAT	Attic, Unfinished	0	528	53	24.62	12,999	
WDK	Wood Deck	0	420	0	0.00	0	
Ttl Gross Liv / Lease Area		3,575	8,085	3,628		889,828	

